

WELLESLEY COUNTRY CLUB

June 16, 2006

Board of Selectmen Wellesley Town Hall 525 Washington Street Wellesley, MA 02482

Planning Board Wellesley Town Hall 525 Washington Street Wellesley, MA 02482

Ladies and Gentlemen:

In connection with our application for approvals relating to the proposed relocation of our clubhouse, the Wellesley Country Club is pleased to submit for your review and consideration the report of Acentech, Inc. of Cambridge. Acentech was retained by the Club following comments and concerns raised by certain residents of the nearby neighborhood regarding potential noise problems that might be generated by the proposed clubhouse. Acentech is an award-winning company specializing in architecture and acoustics, and their recent engagements include projects at Yale University, the Davis Museum at Wellesley College and the University of Maryland.

Carl Rosenberg of Acentech visited the premises and the surrounding neighborhood (with the knowledge and permission of our neighbors) on May 18, at which time he recorded the existing "ambient" noise levels, and again on May 28, June 6 and June 8, when he measured a variety of sound levels normally associated with the Club's operations. You will see that the report concludes that, "if the new country club continues to operate in a mode similar to the existing facility, and with operational restrictions as noted below, noise in the community will not be any more noticeable than it is today, and will not be more audible than existing ambient conditions." As we have pointed out to both boards in the past, the proposal for a new clubhouse is neither based on, nor dependent on, a change in the usual and customary activities that have been taking place at our existing facility over the last several years. Our desire and goal is to provide a more efficient, more modern and more enjoyable facility for our members and their guests. In a separate letter to you dated today, we have confirmed that we have no intent to increase the size of the membership or to solicit more function business.

The new building has been consciously designed and laid out with an eye toward containment of noise and minimizing any unreasonable noise levels that might be considered a nuisance to our neighbors. For instance, the building materials and glazing to be used in the ballroom are designed to enhance noise containment. In addition, the

second floor is designed so that, when the main doors to the adjacent balcony are closed for the evening at 9:00 PM, users will need to leave the ballroom internally and go through another room to gain access to the balcony. This is intended to prevent ballroom noise from escaping directly through open doors when people enter and leave.

Over the past several months, through the permitting process and in the course of discussions and correspondence with our neighbors, the Club has made certain commitments relating to day-to-day operations, that would be acceptable if the proposed building is approved. These commitments are referred to generally in the Acentech report ("Other Mitigating Factors"), and include the following:

- 1. We will continue our current practice of ending main dinner service (*i.e.*, the last order will be taken) at approximately 8:15 PM, except for Fridays and Saturdays, when service now ends 8:45 at PM;
- 2. We will agree that both dinner service and alcoholic beverage service on the outdoor patio will end by 9:00 PM;
- 3. We agree that the exterior doors and windows to the dining areas will be closed (and will be kept closed subject to applicable fire regulations and emergency conditions) by 9:00 PM;
- 4. We agree that the exterior doors and windows to the ballroom will be closed (and will be kept closed subject to applicable fire regulations and emergency conditions), and that any outdoor alcoholic beverage service in connection with any function will end, by 9:00 PM; and
- 5. We will not allow live music or broadcast or amplified music on the ballroom balcony (or in the outdoor patio/terrace area) after 9:00 PM.

We hope you will find this information useful, and we would be pleased to answer any questions you may have.

Respectfully,

Christopher J. Kelly Christopher J. Kelly

Construction Committee Chair